

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. H. Hammett hereinafter called the Mortgagor, sends greetings:

WHEREAS the said Mortgagor is well and truly indebted in and by eleven negotiable promissory

notes in writing bearing date the first day of September A. D. 1931, for the principal sum of

Forty-one Hundred and twenty-five Dollars,

with interest thereon at the rate of six per centum per annum from the first day of September 1931, until paid,

one of said notes numbered from 1-C to both inclusive, of Two Hundred

and Twenty-five Dollars, each, with coupon interest notes attached, payable semi-annually, and

nine of said notes numbered from 1-B to 9-B, both inclusive, of One Hundred and

two Dollars each, with coupon interest notes attached, taxable semi-annually, and one

of said notes numbered from 1-D to both inclusive, of Three Thousand and 00/100 Dollars

each, with coupon interest notes attached, payable semi-annually, all made by W. H. Hammett

and payable to bearer at the office of Walling First Mortgage Corporation,

Richmond, Virginia,

as follows:

- #1 - C for \$200.00 Dec 8 1931; #2 - B for \$200.00 March 1, 1934
- 1 - B for \$200.00 March 1, 1932; #3 - B for \$200.00 September 1, 1934
- 2 - B for \$200.00 September 1, 1932; 7 - B " 100.00 March 1, 1935
- 3 - B " 100.00 March 1, 1933; 8 - B " 100.00 September 1, 1935
- 4 - B " 100.00 September 1, 1933; 9 - B " 100.00 March 1, 1936
- #1 - D for \$3000.00 September 1, 1936.

Being purchase money notes for the hereinafter described property.

As additional security for the payment of the principal amounts herein secured, ~~with~~ interest thereon at the rate of 6% per annum, as they respectively become due and payable, the party of the first part does hereby assign to the party of the second part the rents and profits arising from the lease now on said property and any lease or leases which may hereafter be put thereon, until the indebtedness hereby secured shall have been fully paid, and discharged, with all the rights, powers and control of the party of the first part of and to said lease or leases, and the said party of the first part agrees that no change or alterations of any of the terms and conditions of said lease or leases shall be made therein or thereto without the consent in writing of the party of the second part, and especially that said lease or leases shall not be cancelled or modified without the consent in writing of the first party.

The said coupon interest notes are likewise payable to bearer at the office of Walling First Mortgage Corporation on the first day of March and September

in each year upon presentation and surrender as they severally mature; all interest not paid when due to bear interest at the same rate as the principal; that if any default be made in the payment of any of the indebtedness herein provided for, when the same shall become due and demandable, the mortgagor hereby gives the mortgagee the right to declare the whole debt hereby secured immediately due, payable and collectible under this mortgage, who may sue thereon and foreclose this mortgage; said notes further providing for a reasonable attorney's fee beside all cost and expenses, or any sum or sums expended by the mortgagee hereunder, to be added to the amount due on said notes and to be collectible as a part thereof, if the same be placed in the hands of any attorney for collection or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind, all of which is secured under this mortgage, as in and by said notes, reference being thereunto had, will more fully appear.

NOW, THEREFORE, THIS DEED, DATED THIS first DAY OF September 1931, WITNESSETH: That W. H. Hammett the mortgagor, in consideration of said debt and sums of money aforesaid, and for better securing the payment thereof, according to the terms of the said promissory notes and the true intent and meaning thereof; and also in consideration of the further sum of Three (\$3.00) Dollars to the mortgagor in hand well and truly paid by the mortgagee at and before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto L. O. Lehmann the mortgagee, the following described property.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate in Hanatenuah, on the south side of "Blasingame" Street, known and designated as Lot no. 26, Block 7, as shown on plat recorded in Plat Book "F" page 131, R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit: Beginning at a point on the south side of Blasingame Street 110 feet from the intersection of Blasingame Street and Mitchell Street; thence S. 25-51 E. 160 feet to a point; thence S. 63-38 W. 60 feet to a point; thence N. 25-51 W. 160 feet to a point; thence N. 25-51 W. 160 feet to a point on the south side of Blasingame Street; thence along the south side of said Street N. 63-38 E. 60 feet to the beginning corner, and being the same property conveyed to W. H. Hammett by South Atlantic Investment Corporation by deed dated September 1, 1931 and to be recorded simultaneously herewith.